



TOWN OF ROCKLAND

Planning Board

Town Hall
242 Union Street
Rockland, MA 02370

Telephone: 781-871-1874 Ext. 1196

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Email: PlanningBoard@rockland-ma.gov

FORM K ROCKLAND PLANNING BOARD

PLAN REVIEW FORM REQUEST FOR REVIEW COMMENTS

Project Name & Address: Dyer Street, Rockland, MA (Proposed Multi-Family Buildings)
Assessor's Map 34, Lots 84, 87, 88 & 89

Applicant Name & Address: Gaspar Investment Inc.
265 Willis Ave., Medford, MA 02155

Contact Name, Address Mayckon Gaspar, 617-699-4713 & Phone
265 Willis Ave., Medford, MA 02155

Date: August 10, 2021

To:

- | | | | |
|-------------------------------------|-------------------------|-------------------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Building Inspector | <input checked="" type="checkbox"/> | Fire Department |
| <input checked="" type="checkbox"/> | Town Engineer | <input checked="" type="checkbox"/> | Police Department |
| <input checked="" type="checkbox"/> | Board of Health | <input checked="" type="checkbox"/> | Highway Department |
| <input checked="" type="checkbox"/> | Water Department | <input checked="" type="checkbox"/> | Sewer Commission |
| <input checked="" type="checkbox"/> | Conservation Commission | <input checked="" type="checkbox"/> | Zoning Board of Appeals |
| <input checked="" type="checkbox"/> | Selectmen | | |

Other (please specify) _____

Attached please find the application for: Site Plan Review
 Definitive Subdivision

The Planning Board requests that you review the enclosed application. We would appreciate your completing the form below and returning it by the date stated below. Failure to comment shall be deemed lack of opposition.

Comments due by: **Tuesday, August 17, 2021**

- Concur with proposal (Explain on reverse side)
- Need more information (Explain on reverse side)
- Cannot concur with proposal (Explain on reverse side)
- Comments included



Reviewer's Signature

Title Deputy Ch. A

Date 8/17/2021

Rockland Rules and Regulations

Form K - Page 1

Revised 10/2019

Please return to Planning Board

FORM K
ROCKLAND PLANNING BOARD

CERTIFICATION OF RECEIPT OF APPLICATION

Department delivered to: Rockland Fire Dept.

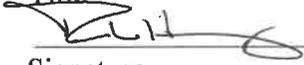
Project Name: 2 Dyer St.

Received by: Thomas L. Heaney

Print Name

Deputy Ch. I.

Title



Signature

Date Received: _____

The Applicant is required to submit signed copies of this page to the Planning Board for each department, board, agency or professional to which an application package has been delivered. Page 1 will be completed and returned directly to the Planning Board by the department, board, agency or professional.



ROCKLAND FIRE DEPARTMENT

P.O. BOX 542
360 Union Street
Rockland, Massachusetts 02370-0542



Scott F. Duffey, *Chief*
Thomas Heaney, *Deputy Chief*
Mary Ryan, *Executive Assistant*

Phone (781) 878-2123
Fax (781) 982-0302

8/17/2021

Rockland Planning Board,

RE: 0 Dyer St

I have reviewed the latest submission for the 0 Dyer St. Townhouse Sub-Division. The Rockland Fire Department has the following concerns:

527 CMR 18.2.3.4.3.1 The minimum inside turning radius of a fire department access road shall be 25 feet. The AHJ shall have the ability to increase the minimum inside turning radius to accommodate the AHJ's apparatus.

527 CMR 18.2.3.4.3.2 Turns in fire department access roads shall maintain the minimum road width.

527 CMR 18.1.1.4 The Fire Department access road plans must include an analysis and evaluation of fire apparatus maneuvers throughout the access roads created by the swept path analysis and turn simulation software.

527 CMR 18.2.3.4.8 Travel in the Opposing Lane. The use of the opposite travel lane is prohibited in the design of all new fire department access roads.

Labeling the Cul-de-Sac, a Fire Lane to reduce the road width to 20 feet is not acceptable.

The swept path analysis provided clearly, shows the need for Rockland's Ladder truck to utilize the opposing lane of traffic to enter and exit the Cul-de-Sac. The swept path analysis allows no margin of error throughout the Cul-de-Sac, placing the tires of the Ladder truck against the curbing. Both these issues are not acceptable to the Fire Department.

Please contact me if you have any additional questions.

Best,

Thomas L. Heaney
Deputy Fire Chief

